

101 Madeira Ave

CORAL GABLES OFFICE ON DOUBLE LOT

Rare Freestanding Corner Building | Dedicated Parking
Signalized Corner | Vacant Delivery | Coral Gables CBD



PROPERTY OVERVIEW | 101 Madeira Ave - Coral Gables

Rarely available Freestanding Two-story $\pm 7,254$ SF office building on a $\pm 6,490$ SF signaled corner lot in the heart of the Coral Gables CBD. Fully built out for medical or professional use and delivered vacant. Ready for immediate owner-occupancy with no lease-up risk and no existing tenants to navigate. The property features dedicated on-site parking and dual-street frontage, a combination that is virtually impossible to replicate in a submarket where most commercial buildings rely entirely on metered street parking or paid garages.

Zoned MX2 within the Coral Gables CBD with a maximum FAR of 3.5, the site supports approximately $\pm 22,700$ SF of buildable area. Preserving meaningful redevelopment optionality as the market continues to evolve.

Freestanding office assets with private parking on oversized corner lots in Coral Gables are among the scarcest commercial properties in South Florida. Surrounded by over 140 multinational corporations, 20 foreign consulates, and some of Miami's most established legal, financial, and medical practices, the location offers the kind of long-term stability and client accessibility that defines a true flagship address.

PROPERTY HIGHLIGHTS

Offer Price	\$ 6,300,000
Square Footage	7,254 SF
Lot Size	6,490 SF
Zoning	MX2 (Mixed-Use)
Parking	13 Dedicated Parking Spaces
Delivery	Vacant



ZONING & DEVELOPMENT POTENTIAL

Zoned Mixed-Use 2 (MX2) within the Coral Gables CBD, 101 Madeira Avenue sits within one of the most tightly regulated and supply-constrained commercial zoning designations in South Florida. MX2 permits a maximum FAR of 3.5 — supporting approximately $\pm 22,700$ SF of buildable area on this site — with allowable uses spanning professional office, medical, retail, and residential. Residential density is permitted up to 125 units per acre, opening the door for a future owner to redevelop the site into a boutique mixed-use or residential project as market conditions evolve.

Corner lots of this size with MX2 zoning and dedicated parking in the Coral Gables CBD are exceptionally rare. The city's strict architectural standards, limited land supply, and lengthy entitlement process create significant barriers to new development — meaning assets like this one are not replaced by new inventory. For an owner-user, the zoning provides immediate flexibility. For a long-term holder, it provides a development optionality that few comparable sites in this market can offer.

Comparative Market Performance and Institutional Trends

Comparative Valuation Benchmarks (Coral Gables Office)

Analysis of recent listings of comparable boutique free-standing office assets highlights the competitive positioning of 101 Madeira. This comparison reveals that 101 Madeira is being offered at a significant value on a per-square-foot basis compared to similar free-standing assets in the Coral Gables submarket which are limited to a handful of options, priced from \$800 PSF then upwards of \$1,456 PSF. Important to highlight none of the noted properties provide the abundant lot size with parking the subject property provides.

RISE OF THE "MICRO-HQ" + SPECIALIZED HEALTHCARE

The "new rules" of the Miami office market favor assets that can support the "Micro-HQ" model—smaller, high-quality footprints that command higher rents due to their branding and identity. Coral Gables has emerged as the primary location for these entities. Simultaneously, the healthcare sector is providing a new floor for demand stability. Specialized providers—dental, legal-medical, and outpatient surgical centers—are prioritizing Coral Gables for its high-income demographic and established outpatient ecosystems.

Market indicators for the medical office sector in 2026:

Occupancy Highs: The occupancy rate for MOBs reached a cyclical high of 92.7% in 2025, driven by limited new construction and sustained demand.

Rent Growth:

Asking rents in the Coral Gables submarket rose by 12.0% in 2025, reaching \$59.51 PSF on average, reflecting the intense competition for well-located suburban alternatives to the Miami CBD with higher-end product over \$65 per foot.

Owner-User Opportunity:

101 Madeira Avenue presents a rare opportunity to acquire and occupy a freestanding office building in the Coral Gables CBD. Eliminating reliance on leased space while securing long-term control of occupancy costs. The property is delivered vacant and fully built-out for professional or medical use, allowing for immediate operation without the delays associated with tenant rollover, lease-up, or construction. In a submarket where most users are forced into long-term leases with annual escalations, ownership provides operational stability, control, and long-term value creation through real estate appreciation.



RARITY OF OFFERING

Freestanding commercial buildings in Coral Gables are scarce by design. The city's strict zoning regulations, Mediterranean architecture requirements, and decades of dense infill development have left virtually no vacant land and very few true standalone assets available for acquisition. The overwhelming majority of commercial infill sites in the Coral Gables CBD sit on lots ranging from 2,500 to 3,500 SF — constrained parcels that offer little to no on-site parking, limited street presence, and no meaningful redevelopment upside.

101 Madeira Avenue is a different asset entirely. At ±6,490 SF, the lot is nearly double the size of a typical Coral Gables commercial infill site — a distinction that directly enables what makes this property exceptional. The corner position at a signalized intersection provides dual-street frontage and maximum visibility in a market where most buildings are tucked into the middle of a block with a single facade. The dedicated on-site parking is perhaps the most irreplaceable element of all — in a city where tenants routinely lose patients and clients to the frustration of metered street parking and expensive garages, private parking is not a convenience, it is a competitive advantage that cannot be manufactured after the fact.



CORAL GABLES A DIFFERENT STANDARD

Conceived in the 1920s by visionary developer George Merrick, Coral Gables remains one of the most desirable business addresses in the United States. Its tree-lined boulevards, Mediterranean architecture, and carefully maintained urban fabric attract a caliber of tenant and owner that other Miami submarkets simply cannot replicate — multinational corporations, sovereign wealth offices, foreign consulates, private equity firms, and some of the most established medical and legal practices in the Southeast.

The Coral Gables CBD is home to over 140 multinational corporations and 20 foreign consulates, supported by a daytime professional population that drives consistent demand for high-quality office, medical, and retail space. This is a market that does not correct the way others do, because the underlying demand is structural, not cyclical.

101 Madeira Avenue sits at the center of all of it. A signalized corner position within the CBD places the property at the intersection of maximum visibility and maximum accessibility — walkable to the city's finest restaurants, hotels, and cultural institutions, minutes from US-1, the Palmetto Expressway, and the Douglas Road Metrorail station, and embedded within a professional ecosystem that has defined South Florida business for a century in Coral Gables, location is not a feature, it's the foundation for success.



PARKING — A CRITICAL ADVANTAGE IN CORAL GABLES

For any business operating in the Coral Gables CBD, parking is not an amenity. It's one of the most pressing operational challenges an owner or tenant faces daily.

The city's dense urban fabric, strict development regulations, and decades of infill construction have left the overwhelming majority of commercial buildings with minimal to no dedicated parking.

Most professional tenants in this submarket are forced to rely entirely on metered street parking — subject to time limits, availability, and the frustration of patients and clients circling the block — or absorb the ongoing cost of municipal parking garages, where monthly rates per space can range from \$150 to \$400 and availability is never guaranteed.

For a medical or dental practice dependent on a steady flow of patient traffic, or a legal or financial firm hosting clients daily, this is not a minor inconvenience. It is a structural liability that impacts patient retention, client experience, and ultimately revenue.

101 Madeira Avenue eliminates that problem entirely. The property offers 13 dedicated on-site parking spaces owned, controlled, and available exclusively to the building's occupants. Complemented by an abundant supply of surrounding street parking that further eases access for clients, patients, and staff. No monthly garage fees. No time limits. No competition for spaces. Just reliable, private parking in one of the most parking-constrained business districts in South Florida.

In the Coral Gables CBD, 13 dedicated spaces on a freestanding corner lot is not just a convenience — it is a competitive advantage that will outlast any market cycle.



Comparative Market Performance and Institutional Trends

Coral Gables Office Market Conditions

Coral Gables is one of Miami's larger office submarkets by inventory, with 13.3 million SF of existing office space. The area offers an alternative to nearby areas like Brickell and Coconut Grove, often with cost advantages, without sacrificing amenities or proximity. The submarket offers convenient access for commuters, with US 1 running through the southern part of the area, and both I-95 and the Palmetto Expressway located nearby to the east and west. Public transportation options such as the Metrorail and bus services further enhance connectivity, allowing employees to commute from various locations across Miami-Dade and the broader South Florida region.

Leasing activity totaled just over 800,000 SF, a healthy 8% year-over-year expansion, helping drive positive, albeit marginally, net absorption in the second half of 2025. With only 84,000 under construction or 0.6% of inventory, vacancy should remain relatively stable even if net absorption trends negatively or flat.

Asking rents for 4 & 5 Star buildings in Coral Gables are priced at \$64/SF. While vacancy has moved higher over the past year, the area continues to record positive rent growth, with rents increasing by 5.5% over the past four quarters. With 4 & 5 Star rents about 40% lower than those in Brickell, Coral Gables has managed to attract tenants priced out of Brickell in search of more affordable options.

The Coral Gables area remains a sought-after, strategically located option for office tenants seeking more affordable space near Downtown Miami. In fact, large tenants are increasingly favoring Coral Gables for its lower costs compared to Brickell. While newer properties are commanding asking rents of over \$65/SF, this is still a significant discount compared to newer buildings in Brickell, where average 4 & 5 star rents are nearing \$100/SF.

Scarcity of Freestanding Offices in Coral Gables

Freestanding office assets in Coral Gables trade rarely and when filtered for meaningful lot size, conforming parking, and favorable zoning, the available universe shrinks to near zero. The city's strict development regulations, historic preservation overlays, and decades of constrained land supply have effectively ended new freestanding office delivery, making existing product the only product. Owners hold, rarely sell, and when they do, rarely at distress. For an owner-user, this dynamic creates a compounding advantage that leased space simply cannot replicate. Coral Gables has maintained its commercial desirability through every cycle — 2008, COVID, rate hikes — because its fundamentals are not market-dependent. The address carries weight with clients, staff, and counterparties in a way that few South Florida submarkets can match. That reputational premium is baked into the real estate and appreciates alongside it. The long-term calculus is straightforward: when you are ready to exit, retire, or transition the business, you are not walking away from a lease — you are monetizing a hard asset in a market where qualified buyers consistently outnumber available inventory. The scarcity that makes this difficult to acquire today is the same scarcity that protects your value tomorrow.



Location Overview | Coral Gables

Neighborhood Context and Transit Infrastructure

Coral Gables is not merely a submarket of Miami; it is a globally recognized destination that functions as the administrative and diplomatic hub for the Western Hemisphere. The property at 101 Madeira Avenue is positioned within the prestigious "North Ponce" district, which serves as a transition between the high-intensity CBD core and the elegant residential neighborhoods of the Gables.

Location Intelligence: The Consular and Corporate Magnet

The surrounding market is home to over 140 multinational corporations and 20 foreign consulates, a concentration unmatched in any other South Florida municipality. This creates a "sticky" ecosystem where professional service firms—legal, accounting, and financial—must remain in close proximity to their institutional clients.

- **Consulate Proximity:** The property is within a short distance of the Consulate General of Spain, the Consulate General of Mexico, the Consulate General of Colombia, and the Consulate General of Italy. This proximity drives consistent traffic from international business travelers and high-income residents seeking diplomatic services.

Corporate Presence: Major employers in the immediate vicinity include Marriot, Diageo, Fresh Del Monte Produce, Bacardi USA, and the recently delivered Plaza Coral Gables, which has attracted premium tenants like Apple and Amazon.

Retail and Amenities: The building is minutes from "Miracle Mile" and Giralda Plaza, the city's premier dining and retail corridors. These areas host over 100 cafes and restaurants, including Books & Books and the Coral Gables Art Cinema, providing a rich cultural and lifestyle amenity base for employees.

Mobility and Accessibility Analysis

A critical component of 101 Madeira's appeal is its "transit-rich" location. The property offers an unparalleled multi-modal transit profile that mitigates the parking challenges typical of the CBD.

Coral Gables Trolley: The free trolley system, which averages over 1 million passengers annually, has a dedicated stop at the intersection of Ponce de Leon Blvd and Madeira Avenue. The "Ponce de Leon" route provides a direct, no-cost connection to the Douglas Road Metrorail Station, effectively linking the property to the entire Miami-Dade transit network.

Regional Connectivity: The site offers rapid access to major arteries including Le Jeune Road (NW 42nd Ave), US-1, and the Palmetto Expressway. This allows for a 15-minute commute to Miami International Airport (MIA) and a 10-minute drive to the affluent neighborhoods of Coconut Grove and South Miami.

Pedestrian Vitality: The signalized corner location and the presence of crosswalks enhance the "walkability score" of the property, encouraging foot traffic from nearby luxury residential buildings such as the Minorca Condominium and The Plaza.

Strategic Execution and Investor Recommendations

The acquisition of 101 Madeira Avenue represents more than a real estate purchase; it is a strategic entry into the most prestigious business corridor in Florida. The asset's current configuration as a freestanding, dual-frontage office building with on-site parking is a combination that is "nearly impossible to replicate" in today's development climate.

PROPERTY PHOTOS

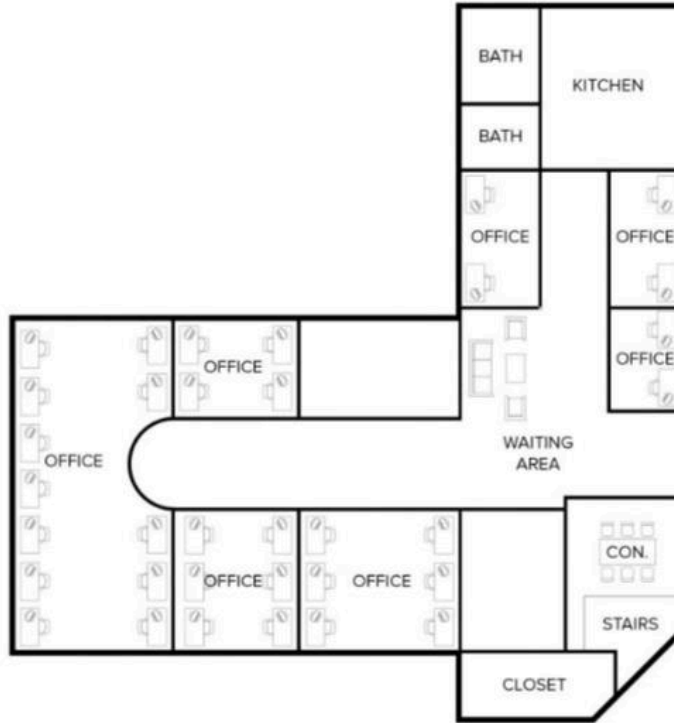
101 Madeira Ave, Coral Gables, FL 33134



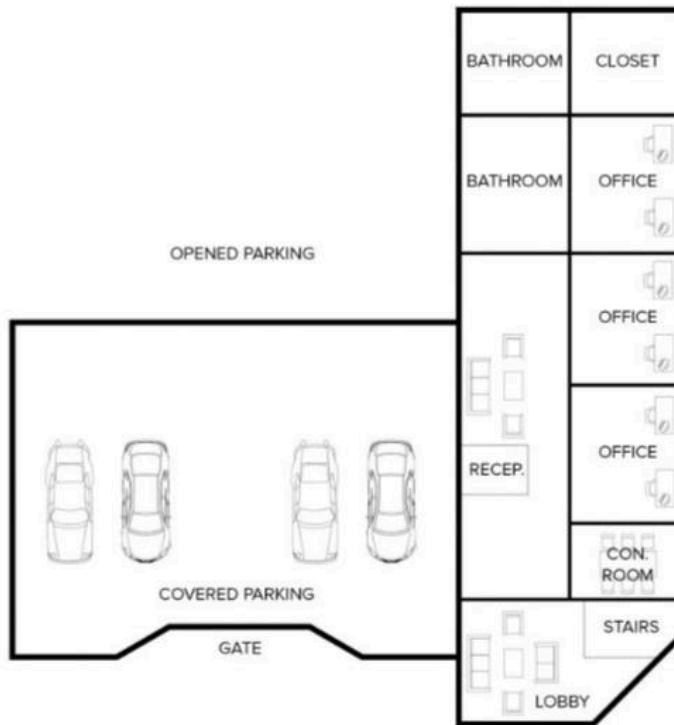
PROPERTY PHOTOS

101 Madeira Ave, Coral Gables, FL 33134





SECOND FLOOR



FIRST FLOOR

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